Approved For Release 2002/01/10 : CIA-RDP80-00473A000100130003-8

13 OCT 1976

NOTE FOR: D/L

FROM : C/RECD

SUBJECT : Applicability of Section 7, Public Buildings Act of 1959, to CIA

Jim:

Attached is Rod's memorandum for the record on our recent meeting with Jim Steele, Regional Commissioner, Regional Public Buildings Service, to discuss a number of ongoing real estate and construction projects. The most important point brought out in the meeting was Mr. Steele's indication that an Agency decision regarding the applicability of Section 7 (prospectus requirement), Public Buildings Act of 1959, to CIA real estate and construction activities must be made in the very near future. His concern is that:

a. Virtually all real estate and construction projects now being contemplated are of such size that a prospectus should be submitted to Congress unless the Agency is exempt from Section 7 and willing to so certify. If not, he will insist that a prospectus be submitted on each project.

b. If the Agency is not exempt from Section 7, he feels that it will be absolutely impossible for him to support the Agency in the future either in the manner to which we have become accustomed, or, in his opinion, in a manner that would permit the Agency to function as an effective intelligence organization.

In view of the above, Mr. Steele feels strongly that the Agency must, if it is to continue to be effective, be exempted from Section 7 and that point must be clearly understood by Agency management. He feels that this is the single most important policy question which must be resolved by our senior management in its dealings with GSA, and that, in his opinion, it is far too important an issue to be "left only to the attorneys." For these reasons, he volunteered to discuss the issue in some detail in the presence of Mr. Galuardi with senior Agency management to convince them of the absolute necessity that the Agency be exempted from Section 7.

SUBJECT: Applicability of Section 7, Public Buildings Act of 1959, to CIA

To that end, I will, if you agree, arrange an appropriate time for ~~from~~ Mr. Steele to brief you and Messrs. Blake, Malanick, and Lapham. Please let me know your desires in this matter.

STATINTL

[redacted]

Att

As an alternate to the above, you may prefer to follow [redacted] suggestion STATINTL at our 1330 meeting to the effect that Steele have a strategy meeting with you and [redacted] first. I would STATINTL be glad to make the arrangements or, in view of [redacted] longer acquaintance STATINTL with Steele, he may prefer to do so.

[redacted] STATINTL

MEMORANDUM FOR THE RECORD

SUBJECT: Meeting with Regional Commissioner, Public Buildings Service, Region 3, General Services Administration

1. A meeting was held at the Regional Office Building on 5 October 1976 to discuss major Real Estate and Construction Division (RECD), OL, projects and real estate matters. Present at the meeting were: JACK CARROLL - COMMISSIONER, REGION 3

a. Mr. James Steele, Regional Commissioner - PBS
b. Mr. Ken Jacobson, Chief, Repair and Alteration Division
c. Dale Gothschalk, Chief, Project Development Branch
d. Doris Frankenfield, Deputy Director for Space Management Division
e. Earl Eschbacher, Chief, Metropolitan D.C. Branch, Space Management Division
f. Hiliary Richards, Northern Virginia Section, Metropolitan D.C. Branch, Space Management Division
g. Representatives from RECD were: [redacted] STATINTL
STATINTL C/RECD/OL; [redacted] DC/RECD/OL; and the undersigned.

2. The meeting was opened [redacted] STATINTL who reiterated the pressing need for approximately 80,000 square feet of new space in the STATINTL [redacted] Building to accommodate functions to be relocated from Headquarters Building as a result of several major computer projects recently approved by Congress (Projects SAFE and ADSTAR) and increasing new space requirements for other critical Agency functions. Mr. Steele pointed out that he had discussed this with [redacted] officials, STATINTL and, in his opinion, it would be very expensive to fund relocation costs to relocate a commercial activity in order to utilize its space. This would be particularly true in the case of having to deal with STATINTL [redacted] who has proved to be difficult in previous negotiations and who clearly believes that he was "had" on the last round of negotiations and is determined to recriprocate on any future discussion.

3. Miss Richards projected a probable $9 or $10 per square foot cost to relocate this commercial activity. Mr. Steele inquired as to the relative priority of this space requirement. [redacted] indicated STATINTL that it would be the No. 1 Agency priority. It was explained that it would be necessary for it to be a No. 1 priority nationally as well since insufficient funds existed within the Region to handle even "A"

SUBJECT: Meeting with Regional Commissioner, Public Buildings Service, Region 3, General Services Administration

category requirements and the best that this requirement would receive would be "B-3." As an alternative, Mr. Steele suggested the 400,000 square feet of vacant space at Buzzard's Point which GSA could make available immediately. He also said that 1,000,000 square feet would, in the near future, be available in the Ft. Lincoln Urban Renewal Project. C/RECD demurred on both suggestions. [redacted] asked if STATINTL Agency dollars could be used for reimbursable leasing costs. Steele replied that this would constitute supplementing of Congressional appropriations and was patently illegal. Mr. Steele went on to point out that he was just back from being reprimanded for violating the Anti-Deficiency Act in spending approximately $13,000,000 over his FY 1976 reimbursable authority. He suggested that if we wanted to pursue this further we should discuss it with Loy Shipp, Assistant Commissioner, Office of Space Planning and Management.

4. Mr. Steele pointed out repeatedly during the meeting that it would be imperative that the Agency continue to certify exemption from the requirement that any project activities in excess of $500,000 be subjected to the Congressional prospectus procedure (he mentioned that NSA is exempt). He felt it absolutely necessary to get the DCI to make it a matter of policy that Agency projects would be excluded from this process. In this vein he said that, if we were to build the fire tower at the Community Headquarters Building, it would be necessary to either certify that we are exempt or someone on the CIA committees would have to talk to Messrs. Panuzio, Commissioner, Public Buildings Service; or Peyton, Deputy Commissioner; and reach some sort of accommodation. A/DDA & DCI did just this.

STATINTL 5. [redacted] made reference to the high-dollar expense for capital improvements being made in our external buildings and asked for options on the manner of addressing this problem. Mr. Steele enumerated the following:

a. Construction - Must have approval of OMB, and they are against it. Also runs the risk of Congressional apathy because of lack of votes accruing from Washington, or the states of Virginia or Maryland. Mr. Steele made the personal observation that CIA should build a completely new computer building.

b. Lease/Purchase - Program is dead.

c. Lease/Construction - Maybe on Federally-owned site or privately-owned urban renewal site.

SUBJECT: Meeting with Regional Commissioner, Public Buildings Service, Region 3, General Services Administration

d. Lease with Major Government Capital Improvements - Steele opposed. Congress affected by "5-year syndrome." They consider a 5-year lease with three renewal options no better than a 5-year lease and hence are against major capital improvements.

e. Long-Term Leases (20 years) - OMB positive/Congress negative. OMB looks at an annual expense with nothing more in mind than the effect it has on that current year budget. Congress looks at all-time expense and questions it if it exceeds the one-time construction cost.

STATINTL 6. [redacted] indicated to Mr. Steele that senior Agency management had requested that RECD develop a detailed planning paper for them on the prospectus process and on the acquisition options discussed above. Mr. Steele detailed the prospectus process indicating that Mr. Jacobson and Mr. Gural, Director, Planning Staff, Office of Operating Programs, were his prospectus experts and were available to assist. The prospectus process was described as follows:

a. Prospectus writing

b. Preparation of Impact Statement

c. OMB Hearing

d. Public Works Committee Hearing (God awful)

e. Congressional approval

f. OMB approval

g. Appropriations cycle

7. After indicating the years involved in the above procedure, he suggested that we go for something called an "appropriations transfer" which would avoid the "funding" portion of the above procedure. Mr. Steele also stated that as early as FY 1978 that the Agency will, as part of the program call process, have to identify each facility and clearly identify the SLUC charges and reimbursable activities planned for each building separately. In any case where $500,000 is reached, a prospectus will apply. Again he stressed the need for an exemption for this Agency unless we were prepared to become another on his list of many unhappy agencies for which very little could be accomplished. He offered to come to speak to senior Agency people along with Mr. Galuardi on the advantages in getting or staying exempt from the prospectus process.

SUBJECT: Meeting with Regional Commissioner, Public Buildings Service, Region 3, General Services Administration

8. The attached package of specific FY 1977 Agency projects was discussed with emphasis on the need to move very quickly on the 60 Hz UPS system and 2500 kW generator installation. The north computer center (SAFE and ADSTAR) was discussed and the $3,500,000 requirement brought another reaction from Mr. Steele for exempting this Agency. He asked that this project be discussed with Mr. Bolen, Director, Construction Management Division, for possibility of a GSA in-house design indicating a need for additional work for engineers on that staff. Room GJ56 was indicated to be in a holding status which would be most useful to break loose. Transformer Vault C expansion was felt by Mr. Steele to be in need of a prospectus because in no way could the transformers be considered to be portable Agency equipment. The Headquarters Building HVAC Phase II project was discussed with particular emphasis on the need for GSA funding of $2,500,000 to $3,000,000, and the question of whether GSA agreed in principle with A-E recommendations was raised. Mr. Steele saved his largest reaction for the Waste Energy Recovery Study and asked if the EPA regulations were familiar to us. He predicted severe problems in getting EPA to allow us to burn wastes that could be recycled with resultant loss of scarce natural resources. He had apparently been "burned" on a project of this nature in his reaction to the EPA regulations when promulgated. He had received no support from any other agency on fighting the EPA regulations.

9. It was further agreed that Mr. Jacobson, Mr. Bolen, members of their respective staffs, and RECD officers would meet during the latter part of this week to discuss the above design and construction projects, the prospectus limitation as it applies to each project and building, and general prospectus guidelines and compliance procedures. It was also agreed that a meeting would be scheduled for further interface with Messrs. Jacobson and Gural to discuss the prospectus process in more detail and specific procedural steps to be taken in the implementation of options stated in paragraph 5. Mr. Jacobson kept a copy of the attachments with the purpose of looking into the status of each one.

STATINTL

[redacted]
Chief
Headquarters Engineering Branch, RECD/OL

Att

PROJECT: 60 Hz Uninterruptible Power System (60 Hz UPS) GJ-16

DESCRIPTION OF WORK: Site preparation (electrical, HVAC, structural) for installation of Agency procured UPS system. Remove approximately 20 feet of partition wall, install new door, demolish approximately 80 feet of conveyor, run chilled water lines approximately 50 feet, run exhaust duct approximately 200 feet, install approximately 800 sq. ft. raised floor, wire up customer furnished switchgear, smoke alarm, hydrogen detector, and remote status panel.

ESTIMATED COST: $170,000

LIST OF CUSTOMER FURNISHED ITEMS OR SERVICES:

UPS System ($314,000)
Air Handlers
Switchboard ($15,000)
Main Circuit Breaker ($8,000)
Agency furnished Design and Specifications
Agency to reproduce drawing and specifications (125 copies) for bidding by GSA

SIGNIFICANT DATES:

20 April 1976 - Discussed need for special handling with Regional Commissioner
8 June 1976 - $170,000 W. O. to GSA (76-2620)
30 Dec 1976 - Requested completion date
28 Aug 1976 - Drawings and specifications to GSA for review
15 Sep 1976 - Final Drawings to GSA
15 Nov 1976 - Receive equipment to be installed

STATUS: PA not yet issued by GSA (as of 10/4/76)
Bid packages not yet issued (as of 10/4/76)
Advised that with contractors given plans now completion date will be July 1977. With justification for negotiated bidders list completion could be advanced to mid-April 1977.

PROJECT: 400 Hz Uninterruptible Power System (400 Hz UPS)

DESCRIPTION OF WORK: Site preparation (electrical, HVAC, architectural) for Agency furnished 400 Hz UPS system.

ESTIMATED COST: $30,000

LIST OF CUSTOMER FURNISHED ITEMS OR SERVICES:

UPS System ($264,000)
Plans and Specifications
Reproduction of plans and specifications
Raised floor in area complete
Air Handlers
Input/Output Switchgear

SIGNIFICANT DATES:
UPS due at Headquarters 1 November 1976
Work Orders to be completed by 8 October 1976

STATUS: Final design to be completed by 8 October 1976. Buildings Manager has agreed to accomplish piping and wiring. Masonry work may be possible using Pentagon forces.

PROJECT: 2500 kW Generator Installation

DESCRIPTION OF WORK: Installation of a 2500 kW diesel generator at the Headquarters compound. This project is to increase the emergency power capability of the CIA Headquarters complex to make possible the utilization of critical powerplant functions to support vital computer and communication equipment in the main building. Requires concrete base, relocation of fence, fuel lines, water lines, and extensive power and controls wiring modifications.

LIST OF CUSTOMER FURNISHED ITEMS OR SERVICES:

Diesel generator - $387,000
Agency furnishes design and specifications
Transformer - $24,000

SIGNIFICANT DATES:

16 June 76 W.O. ($220,000 to GSA) 76-2688
o/a 15 Nov 76 plans and specs will be forwarded to GSA
1 Feb 77 Generator to be delivered (150,000 lbs)

STATUS: Final design to be completed by Nov 76.
Additional funds to be transferred to GSA if required.

PROJECT: Automation of Two Worthington (2000 kW) Generators

DESCRIPTION OF WORK: Automate existing Worthington diesel generators so that they will start automatically during a power failure and parallel with one existing and one new 2500 kW automatic generator.

LIST OF CUSTOMER FURNISHED ITEMS OR SERVICES:

Plans and specs furnished by Agency.

SIGNIFICANT DATES: 16 June 76 W.O. for $97,500 to GSA (76-2689)

STATUS: This project to be accomplished in conjunction with installation of 2500 kW emergency generator (W.O. 76-2688).

PROJECT: North Computer Center

DESCRIPTION OF WORK: Site preparation (architectural, mechanical, HVAC, electrical) for 20,000 sq. ft. computer center, 3,000 sq. ft. microform production area, provide chilled water redundancy, 60 and 415 Hz UPS, possible third 2500 kW generator. General: Center to be environmentally controlled (temperature, humidity) suspended ceiling, 2x4 lighting grid, raised floor, sprinkler system, ionization and water detection system.

ESTIMATED COST: FY 1977 - $1,500,000.00
FY 1978 - $2,000,000.00

LIST OF CUSTOMER FURNISHED ITEMS OR SERVICES:

Complete design package and specifications
HVAC Equipment - $100,000
60 Hz UPS - $400,000
415 Hz UPS - $200,000
2500 kW Generator - $400,000
Data Grid - $200,000

SIGNIFICANT DATES:

First Phase construction center 10,000 sq. ft. (combine center and office space) -- May - June 1978

STATUS:
Congressional Approval FY 1977 Budget -- 1 October 1977 -- $1,500,000.00 for facilities
Preliminary planning, site selection ongoing

PROJECT: GJ56 Renovations

DESCRIPTION OF WORK: Relocation and renovation of Special Printing Plant. Project requires combining the 7G28 and the GJ56 Printing facilities. Work to include complete renovation (HVAC, electrical, plumbing, and carpentry) of the 7000 sq. ft. area of GJ56.

ESTIMATED COST: $155,700

SIGNIFICANT DATES:

Nov 75 - Initial study.
Dec 75 - HEB original estimate/milestone schedule ($130,000).
Dec 75 - D/L proposal to DDA ($155,700) = $134,000 + $21,700 GJ56 and 7G28.
Jan 76 - VVK&R estimate to GSA ($100,000).
Mar 76 - $100,000 transferred to GSA under W.O. 76-2106 on 31 Mar 76.
Jun 76 - $30,800 transferred to GSA under W.O. 76-2106-1 on 1 Jun 76.
Aug 76 - Site inspection by prospective bidders accomplished on 8/20/76.
Aug 76 - Bid opening date on 8/25/76.
Aug 76 - GSA announced on 8/27/76 that Gillis-Cotting was project low bidder @$140,700.
Sep 76 - GSA announced project start date o/a 13 Sep 76.
Sep 76 - GSA announced project delay of 2 weeks on 14 Sep 76.
Sep 76 - GSA notified HEB of further delay on project on 27 Sep 76.

STATUS: Project deferral reportedly due to backlog of contractual service requirements within GSA brought on by administrative workloads caused by Transitional Quarter.

PROJECT: Expansion of Transformer Vault C

DESCRIPTION OF WORK: Increase installed capacity of transformer vault C from 4000 kVA to 8000 kVA

ESTIMATED COST: $700,000

LIST OF CUSTOMER FURNISHED ITEMS OR SERVICES: Agency furnished design and specifications

SIGNIFICANT DATES: 360-day construction period from date of funds authorization

STATUS: Pending funding decision

PROJECT: HVAC Renovation, South Stack Area
Contract No. GS-00B-03394

DESCRIPTION OF WORK: Renovation of the air-conditioning system in the South Three Stack Area. This consists of installation of new chilled water supply and return lines, condensate drain lines, controls and thermostats, and ceiling mounted fan coil units.

ESTIMATED COST: $143,000 (GSA)

SIGNIFICANT DATES:

Awarded Contract -- 13 Jul 1976
Notice to Proceed -- 22 Jul 1976
Completion Date -- 5 Nov 1976 (105-day construction time)

STATUS:

FUNDING SUMMARY:
W. O. No. 75-2416 dated 18 Jun 1975 in amount of $258,174 of which $85,000 allocated for this project.
W. O. No. 75-2416/1 dated 19 Nov 1975 transferred additional $58,000 for this project.

PROJECT: Headquarters Building HVAC (Phase II)

DESCRIPTION OF WORK: Survey (1 - 6 million square feet) HVAC System survey and analysis. Building HVAC systems, special-use areas, primary and secondary water system, powerhouse chillers, cooling towers, etc.

ESTIMATED COST: Survey and Design -- $600,000 to $800,000
(including limited construction)
Construction -- $2,500,000 to $3,500,000

LIST OF CUSTOMER FURNISHED ITEMS OR SERVICES:

Not applicable

SIGNIFICANT DATES:

7 October 1974 -- VVK&R Constract issued
20 January 1976 -- VVK&R delivers survey report to GSA/CIA
August 1976 -- Final Design Authorization North and South Basement Fan Rooms

STATUS: Funding to date ~$1.4 million

ACTION: Must integrate future construction cost into near term GSA Budget. Proposed construction by major fan room and area served ~$500,000 each.

PROJECT: Waste Energy Recovery Study

DESCRIPTION OF WORK: To investigate the feasibility of reducing classified waste pulp into useable fuel for powerplant boilers. Scope includes the collection and transportation of waste from user to boiler and includes the calculation of cost/benefit information. This project is tied into other plans to provide a smaller boiler for light loads.

ESTIMATED COST: If possible this project could cost in excess of $1,000,000.

LIST OF CUSTOMER FURNISHED ITEMS OR SERVICES:

Feasibility study
Design plans and specifications if feasible

SIGNIFICANT DATES: Feasibility study presently underway.

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22 OCT 1976

NOTE FOR: D/L

FROM : DC/RECD

SUBJECT : Summary Descriptions of Projects Requiring Exemption from the Prospectus Process

Dear Jim:

Included as attachment 1 is the summary sheet for those projects on which you hope to obtain a certification from the DCI as being exempt from the prospectus process. Attachment 2 provides summary descriptions and justifications for each of those projects. If you require any further information from us, please let us know.

STATINTL

[redacted]

Atts

 5078

PROJECTS POTENTIALLY AFFECTED BY $500K PROSPECTUS REQUIREMENT

PROJECT	PRIOR YEAR	FY 76	FY 77	FY 78
~~1. HVAC Phase II~~	~~$880K (over) +~~	~~$ 450K +~~	~~$ 112K = 1,442K Total (over)~~	
(2.) ODP Expansion (Total)		1,995 (over) +	835K (over) = 2,830K Total (over)	
Item by Item:				
a. Site Prep		572 (over) +	523 = 1,095 (over)	
b. 60 Hz Commo UPS		314K Hardware + 170K Installation (estimate) 484K (Close)		
c. 400 Hz ODP UPS		247K Hardware 247K +	17K Amendment 30K Installation 47K = 294K Total (o.k.)	
d. 2500 kW Generator		38K Design 384K Hardware 270K Install 692K (over) +	265K Site Work 265K = 957K(over)	
(3.) Expand C Vault			700K (over)	
(4.) SAFE				
a. Site Work			500K (over)	$500K (over)
b. Utility Support, UPS, Gen. Inst., HVAC, Elec.			500K (over)	2,000K (over)
(5.) Space Acquisition			559K	

OFFICE OF DATA PROCESSING EXPANSION

REQUIREMENT:

The Office of Data Processing (ODP) computer facilities have been expanding to meet new and time-oriented intelligence community requirements, such as the COMIREX Automated Management System (CAMS) and the Telemetry Analysis and Display System (TADS). CAMS is a time-critical computer system for management of the collection, exploitation, and processing of overhead intelligence. It is responsive to a new, highly sophisticated, and sensitive collection system which will introduce characteristics and specifications for the targeting process which will drastically change present target management concepts. This is a 24-hour/day - 7-day/week operation run in the GC47 computer center. The system must operate with 95 percent effectiveness with a maximum of 1 hour downtime. TADS is a computer-based graphic display system designed to aid in the analysis of telemetry and radar signals. The growing complexity of telemetry analysis, coupled with the greater quantity of data to become available through planned collection systems, will exceed the capability and capacity of existing systems. The new system, responsive to OWI and OEL requirements, will provide improved display and data-manipulation techniques and more automated functions which will enable analysts to keep pace with the expanding telemetry analysis workload. This will be supported by Government-furnished equipment operating in the 1D16 area.

PROJECT DESCRIPTION AND COST:

This is an ongoing project being accomplished across several fiscal years with much long lead-time hardware procurement by this Agency already in motion, some installation already accomplished, more installation activity funded but not accomplished and still more installation to be funded in FY 1977. In order to create space with proper environmental control and absolutely reliable utility support and backup capability, it has been necessary to increase computer room size, install Uninterruptible Power Systems at both 60 and 415 Hertz, and increase emergency generator capability by 2500 kW. The costs of these activities are as follows:

E2IMPDET
CL BY 025312

OFFICE OF DATA PROCESSING EXPANSION (Cont'd)

a. Site preparation including chilled water piping reconfiguration and space modifications $1,095,000.

b. 60 Hz Commo UPS $484,000 in FY 1976.

c. 415 Hz UPS $294,000 split between FY 1976 and FY 1977.

d. 2500 kW Generator Installation $957,000 split between FY 1976 and FY 1977.

TOTAL COST $2,830,000

SECRET

PROJECT SAFE AND THE ASSOCIATED C VAULT EXPANSION

REQUIREMENT:

25X9

SAFE is an information handling system being designed to support the Agency's [redacted] production analysts. Its aim is to apply computer technology to the problems analysts face in the analytical and production process. This major DDI-sponsored and Congressionally approved project, underway since 1972 will, when complete, replace a myriad of manual and semi-automated files and techniques presently used by analysts. The system is being designed to be available 24-hours/day - 7 days/week. The completion of SAFE will make dissemination of information easier, reduce time consumed in nonanalytical activities, allow rapid search of all source information, and expedite communication with fellow analysts for the purpose of consultation and coordination. Project SAFE will give this Agency an advanced intelligence tool which should both improve the intelligence product and expedite intelligence in periods of crisis management.

PROJECT DESCRIPTION AND COST:

In order to implement Project SAFE, it will be necessary to renovate approximately 20,000 square feet of existing office space into a large computer center with inherent critical utilities and environmental control. In addition, a major new data grid will be necessary to connect this central computer facility and the approximate 2,000 user analysts. Correspondingly, modifications are necessary at the users terminals which are envisioned to be distributed throughout the Headquarters Building and various buildings of the Metropolitan Washington area.

Project SAFE requires the above-mentioned 20,000 square foot computer center, data grid, and user analyst terminal areas. In addition, to support this facility, critical power and HVAC will be necessary to support this system. This will necessitate additional major Uninterruptible Power Source systems, an anticipated third 2500 kW generator, major modifications and redundancy to the chilled water distribution system, and an approximate 3,000 square foot microform production and storage facility. The current requirement for initial facilities is mid-calendar year 1978 and the available program funds are $1,000,000 in FY 77 and $2,500,000 in FY 78.

SECRET

E2 IMPDET
CL BY 036305

PROJECT SAFE AND THE ASSOCIATED C VAULT EXPANSION (Cont'd)

In addition to the above facilities requirement, the previously planned C Vault expansion must likewise be accomplished on an expedited basis to provide the basic power supply for Project SAFE. Expansion of transformer Vault C from its present 4000 kVA capacity to 8000 kVA is currently budgeted (FY 77) at $700,000. The project, originally conceived in FY 75, was intended to support general power increases on the north side of the Headquarters Building. With the advent of Project SAFE, it is necessary to implement this project as expeditiously as possible to support its original design concept and to provide an adequately sized and dedicated power source for SAFE equipment by mid-CY 78.

SPACE ACQUISITION NECESSITATED BY PROJECT SAFE

REQUIREMENT:

In order to implement Project SAFE and an associated supporting project, ADSTAR, it will be necessary to acquire additional space outside the Headquarters Building for occupancy by personnel who will be displaced by these systems. Project SAFE is a critical intelligence system which provides advance data processing techniques for the manipulation and analysis of raw intelligence data. Project ADSTAR, which is being implemented by the Central Reference Service/DDI, provides automated document storage and retrieval in support of Project SAFE. Both systems are essential if the Agency is to continue to meet the critical intelligence requirements levied upon it.

PROJECT DESCRIPTION AND COST:

Project SAFE requires in excess of 20,000 square feet within the Headquarters Building for its ADP equipment. In order to meet the critical power and HVAC requirements of this system, there is no alternative but to provide this space in the Headquarters Building and, in fact, in a very specific area of the Headquarters Building. Since no excess space exists within the Building, personnel occupying the selected area must be relocated to space external to the Headquarters Building. Project ADSTAR would also require approximately 3,000 square feet and, in the same fashion, personnel occupying the area in which this equipment will be located will also have to be relocated. These two systems have, then, a current total requirement for 23,000 square feet, but normal system growth during project development would dictate the immediate acquisition of approximately 30,000 square feet of space external to the Headquarters Building. Should the space available for acquisition exceed this amount, then such space could also be used through a series of moves to provide modest relief to the overcrowded conditions in our Headquarters Building. For purposes of comparison, our utilization ratio for office space is 118 square feet per person, well below the Government standard of 150 square feet per person. One possible option to fulfill the SAFE and ADSTAR requirements plus providing very limited space for the relief of overcrowding would be the acquisition of the remaining space in the [redacted] 25X1A
25X1A [redacted] complex which approximates 70,000 square feet. The estimated cost of this acquisition is $599,000. Other options would, of course, be explored as well.

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21 FEB 1975

PROPOSED FY 1976
PROGRAM ESTIMATES
RECD ENGINEERING AND CONSTRUCTION PROJECTS
IN HEADQUARTERS/WASHINGTON METROPOLITAN AREA

Priority	Item	Cost Assignment
	REIMBURSABLE RECURRING	
1	Headquarters Utilities	$ 390,000
2	Headquarters Electricians	106,000
3	NPIC Utilities	174,600
4	External Buildings Utilities	55,000
5	Preventive Maintenance Program - Special-Use Areas	120,000
6	Headquarters Elevator Maintenance (DCI)	10,000
	REIMBURSABLE NONRECURRING	
7	Unscheduled Overtime HVAC	5,000
	ENGINEERING SUPPORT	
8	Outside Engineering, Design, and Consulting In Miscellaneous Minor Construction	198,000
9	Testing/Monitoring Instruments, Spare Parts, And Supplies for Special-Use Areas	20,000
10	Classified Waste Disposal Survey	44,000
11	Continue the Balance of PhaseII of HVAC Distribution Systems and Provision of Servo Control Mechanisms to Accomplish Limited Automation of Powerhouse HVAC Systems and Utilities Support Systems Serving Special Use and Standard Use Areas in Order to Maintain Continuous and Efficient Utilities Service to All Agency Facilities	450,000
	Subtotal	$1,572,600

Priority	Item	Cost Assignment
	Subtotal	$1,572,600
12	Spare Parts for the Uninterrupted Power Supply System	100,000
13	Power From "Critical Generator" to Powerhouse Essential Equipment	80,000
14	Additional Low-Voltage Switchgear, D Vault	20,000
15	Design Study for Replacement of Two Each 2,000 kW Manually Started Generators With Two Each Automatic Start 2,500 kW Generators	75,000
	Total	$1,847,600

PROPOSED FY 1976
PROGRAM ESTIMATES
RECD ENGINEERING AND CONSTRUCTION PROJECTS
IN HEADQUARTERS/WASHINGTON METROPOLITAN AREA

Priority	Item	Cost Assignment
	REIMBURSABLE RECURRING	
1	Headquarters Utilities	$ 390,000
	The Standard Level User Charges (SLUC) provision of Public Law 92-313 will provide for the operation and maintenance of a standard office building. These funds will provide for services peculiar to our Agency operation above those provided for a standard office building. The services include utility costs and operator costs for the operation of our special use areas on a 7-day week, 24-hour basis.	
2	Headquarters Electricians	106,000
	There is a continuing need for a standby electrician around the clock to respond to all electrical emergencies occurring during all nonworking hours and to provide fast response on initiation of standby power procedures during work hours.	
3	NPIC Utilities	174,600
	There is a continuing need for this type of service to cover 20,164 hours of HVAC operation over and above the standard level of operation provided by GSA. One operator will be included for all hours other than normal duty hours. Also included is 24-hours-a-day coverage on weekends and holidays.	

Priority	Item	Cost Assignment
	REIMBURSABLE RECURRING cont.	
4	External Buildings Utilities Under Public Law 92-313 agencies are allowed standard level services based on 9-hour workdays and square footage of space by category. Clearly defined periods of use in excess of these standards are identified and funded under this category.	$ 55,000
5	Preventive Maintenance Program - Special-Use Areas HEB is in the process of formalizing a systematic, programmed, and professional maintenance program for the preventative maintenance of equipment serving special-use areas. GSA presently is responsible for the equipment on a reimbursable basis. GSA presently operates on a breakdown maintenance policy, i.e., little or no preventative maintenance is accomplished; the equipment is repaired when it fails. This philosophy of breakdown maintenance is not compatible with the mission of the special-use areas in that breakdowns often cause interruption to ongoing activities. This item will provide funds to GSA, or, if mutually agreeable, a contractor, to perform maintenance in accordance with the standards developed by HEB during FY 1975.	120,000
6	Headquarters Elevator Maintenance (DCI) Many deficiencies and malfunctions of the DCI private elevator have been found to be results of an inadequate maintenance, inspection and repair program by an undermanned GSA elevator maintenance and operation staff. Recent Agency efforts have influenced an increase in the	10,000

Priority	Item	Cost Assignment
	REIMBURSABLE RECURRING cont.	
	elevator shop staffing and the establishment of a preventive maintenance program for the DCI elevator. This funding will be provided on a recurring, reimbursable yearly basis to GSA for this purpose.	
	REIMBURSABLE NONRECURRING	
7	Unscheduled Overtime HVAC	$ 5,000
	Although a certain amount of HVAC services over and above the standard 9 hours allowed under SLUC can be predicted, occasional unscheduled periods of weekend or around-the-clock activity necessitates special reimbursable arrangements with GSA under this category.	
	ENGINEERING SUPPORT	
8	Outside Engineering, Design, and Consulting In Miscellaneous Minor Construction	198,000
	We foresee a continuing need for this type of service in FY 1976 and beyond to analyze and design solutions for complex electrical and other utility system problems as well as one-time special or unique requirements to include minor alteration or construction project in the Metropolitan Washington area.	
9	Testing/Monitoring Instruments, Spare Parts, And Supplies for Special-Use Areas	20,000
	This is a continuation of the program initiated in FY 1973 and continued through FY 1975. These funds will provide for the purchase of parts and materials to support the preventive maintenance program referred to in priority item number 5 above.	

Priority	Item	Cost Assignment
	ENGINEERING SUPPORT cont.	
10	Classified Waste Disposal Survey	$ 44,000

It is proposed to study the feasibility of installing a new classified waste disposal system to replace our present SOMAT disposal facility. As presently conceived, this new system will collect waste through large vacuum tubes located in the present trash chutes and route it to a small disposal building to be constructed near the PSD Building. The disposal equipment will consist of grinders, hammermills, and compactors, and will be a dry process capable of destroying all types of material and foreign objects presently encountered in our destruction process. While preliminary investigation indicates the initial cost is high, the projected savings over a 20-year period versus the present SOMAT operation for the same time period amortize the costs.

Because of the potential cost magnitude (over $1,000,000) of this product, we are proposing a feasibility study be conducted to prove the viability of such a system, the total cost impact, and explore various trade offs versus the present or alternative systems. With respect to alternative systems, such as incineration, maceration, and pulping, we intend to analyze the current and projected state of the art, feasibility, and cost and operational trade offs for each of these types of systems. In this regard, we will be working closely with the Office of Security and other appropriate components.

Priority	Item	Cost Assignment
	ENGINEERING SUPPORT cont.	
11	Continue the Phase II Balance of HVAC Distribution Systems and Provision of Servo Control Mechanisms to Accomplish Limited Automation of Powerhouse HVAC Systems and Utilities Support Systems Serving Special Use and Standard Use Areas in Order to Maintain Continuous and Efficient Utilities Service to All Agency Facilities	$ 450,000

This project consists of the continued balancing of HVAC systems initiated with FY 1972 study funds and supplemented with FY 1973, FY 1974, and FY 1975 monies. It is not feasible to predict the totality of effort required to complete the balancing project until each subsystem is analyzed and modified. Accordingly, the prior year funds are scheduled by GSA to be allocated through a time and materials type contract as areas for correction are identified. These funds may also be used to provide limited automation of powerhouse equipment controlling HVAC systems and to optimize energy conservation. In addition, the Agency's goal is to provide continuous utility service to special-use areas without being dependent upon the extremely limited capabilities of the GSA operating force and without regard to any likelihood of malfunction of the house systems or commercial power failures. Continuous means backup availability in the case of malfunction of the primary system, automatic switching to the backup system (and automatic switchback), and the capability of the backup system to operate indefinitely on its own, if need be. The program calls for upgrading the Trane system which presently serves a portion of OJCS and in upgrading the penthouse chiller system which serves the DATACOM area, the Watch Office, special printing facility on the seventh

Priority	Item	Cost Assignment
	ENGINEERING SUPPORT cont.	
	floor and the NIPE/CIRIS conference rooms. Funds will be used to also upgrade the GSA equipment located in the powerhouse and Headquarters Building fan rooms. Presently, GSA normally operates their powerhouse systems in a manual mode; and, while we have been getting by with this method, it has the disadvantage of allowing the water temperature to vary over a wide range and is inherently a less reliable method of operation than if the systems were automated. This work also includes repair of control panels in all fan rooms and the installation of flow measuring devices for the chiller units located in the powerhouse.	
12	Spare Parts for the Uninterrupted Power Supply System (UPS)	$ 100,000
	The UPS system has a very high mean time between failure to the customer's equipment. This long time frame is predicated on internal redundancy of the uninterrupted power system, plus a mean time for reapir of a component failure of 30 minutes. The 30 minute repair time is predicated on immediate availability of parts. The $100,000 would provide all major spare parts for the UPS module.	
13	Power From "Critical Generator" to Powerhouse Essential Equipment	80,000
	It is proposed to run power directly from the 2,500 kW automatic-start generator to certain powerhouse equipment such as the lighting system, the boilers, and essential pumps. This equipment is presently backed up by the two 2,000 kW emergency generators; however, in the event of a power failure, it may take 20 to 30 minutes to bring these generators on line. Loss of power to the lighting system,	

Priority	Item	Cost Assignment
	ENGINEERING SUPPORT cont.	
	boilers, and essential auxiliary equipment for this amount of time could cause a complete loss of steam which is required to restart the boilers. If steam is completely lost, it can take up to 8 hours to bring the boilers back in line. By switching to critical power, there is only a 90-second loss of power when a commercial outage occurs. This short loss of power increases the probability that sufficient steam will remain in the boilers to allow immediate restart.	
14	Additional Low-Voltage Switchgear, D Vault	$ 20,000
	The present low-voltage loads in D Vault have reached the capacity of the switchgear allowing no capability to meet any requirement for additional low-voltage power. It is proposed to provide increased capacity in the D Vault in Headquarters in the form of an additional section to the existing low-voltage switchgear. This new section will provide a capability to meet all known and anticipated future installation requirements.	
15	Design Study for Replacement of Two Each 2,000 KW Manually Started Generators With Two Each Automatic Start 2,500 KW Generators	75,000
	The proposed type of generators will provide a highly reliable automatic start, immediate response source of standby generator capability with adequate capacity to meet the totality of Headquarters backup power requirements. The present generators are manually started and require the presence of a GSA engineer. Depending upon his availability, a 20- to 30-minute startup time is required during which power is lost to the major part of the Headquarters Building.	
	Total	$1,847,600

QUESTION NO. 4:

Itemize engineering projects and associated costs programmed for FY 1978.

ANSWER:

See attached.

Item		Cost Assignment
PROJECTS		
Reconfigure Powerhouse Supervisory Power Supply	1	$ 60,000
HVAC and Power Modifications in Standard and Special-Use Areas	2	125,000
Provide Additional Circuit Breakers in B Vault	3	60,000
Upgrade Existing Powerhouse Boilers	4	65,000
Non Critical Power Load Shedding System	5	85,000
Procure and Install a Small Package Boiler in Powerhouse	6	170,000
Drainage and Site Improvements at P&PD, Garage, West Lot, and Main Storm Sewer Outfalls	7	325,000
Install Sprinkler System and New Ceiling in ODP Computer Center in GC03	8	100,000
Minicomputer for Monitor and Control of Special-Use Area HVAC and Power Systems	9	65,000
Short Circuit Study in Headquarters Power System	10	10,000
Raise Pedestal Floor in ODP Computer Center in GC03 to 18"	11	60,000
Total Major Engineering Projects		1,125,000

SECRET

ENGINEERING SUPPORT

Outside Engineering, Design, and Consulting in Miscellaneous Minor Construction — 213,000

We foresee a continuing need for this type of service in FY 1978 and beyond to analyze and design solutions for complex electrical and other utility system problems as well as one-time special or unique requirements to include minor alteration or construction projects in the Metropolitan Washington area.

25X1A

Examples - [redacted] Electrical "C" Vault.
Value Eng. Life Prod.
Instrumentation
Mods for Special Contract
25X1A [redacted] Facil
A/C South Bldg Sys
HVAC System design [redacted] 25X1A

SECRET

SECRET

Item	Cost Assignment
ENGINEERING SUPPORT (Cont.)	
Testing/Monitoring Instruments, Spare Parts, and Supplies for Special-Use Areas	24,000
This is a continuation of the program initiated in FY 1973 and continued through FY 1978. These funds will provide for the purchase of parts and materials to support the preventive maintenance program referred to in a previous item.	
Supplies and Materials	14,000
To cover the increased costs of engineering supplies and materials.	
Equipment	13,000
To cover the increased costs of engineering equipment.	
PROJECTS	
Reconfigure Powerhouse Supervisory Power Supply	60,000
The purpose of this project is to modify the rectifier-inverter connection of the main power supply of the supervisory system so as to eliminate the transfer from AC to DC during a power outage	

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Item	Cost Assignment
PROJECTS (Cont.)	
Reconfigure Powerhouse Supervisory Power Supply (Cont.) thereby eliminating the momentary loss of control power during emergency situations. This project will also update the system to reflect ongoing changes in the power distribution system.	
HVAC & Power Modifications - Standard and Special-Use Areas. The Agency has ongoing requirements to modify and renovate space to meet mission requirements. These funds are required to physically modify the HVAC & power systems in support of the continuing space modifications within the Headquarters complex.	125,000
Provide Additional Circuit Breakers in B Vault. All spare circuit breakers presently on hand for both the new and old switchboards will be used up within FY 77. Since these are long-lead items, it is necessary to stock main breakers of each size and design for future use.	60,000
Upgrade Existing Powerhouse Boilers. The Headquarters complex is presently served by three steam	65,000

SECRET

Item	Cost Assignment
PROJECTS (Cont.)	
Upgrade Existing Powerhouse Boilers (Cont.)	

generators located in the Powerhouse. These steam generators are not presently reliable due to a combination of inoperative controls and design limitations. A study has been completed which details the necessary steps to improve both reliability and efficiency through the installation of a new control system. These modifications are essential to ensure a continuous steam supply through the provision of reliably-controlled boilers. The new control system will enable the powerhouse to minimize fuel consumption and achieve greater operating efficiency, thus amortizing the cost for this capital improvement in a reasonable time period. GSA has been requested to fund this project under SLUC. This budgetary inclusion anticipates failure of GSA to fund.

Noncritical Power Load Shedding Systems	85,000

Provide technical means for shedding and shifting loads during power emergencies at a system level below that afforded by the existing

Item	Cost Assignment
PROJECTS (Cont.)	
Noncritical Power Load Shedding Systems (Cont.)	
supervisory system to accomodate the rapid expansion and shift of small data centers with the Headquarters complex.	
Procure and Install a Small Package Boiler in Powerhouse	170,000
A Powerhouse survey funded in FY 1973 disclosed that the existing large steam generators are not designed for or capable of reliably and efficiently meeting the modest summertime steam demands. These requested funds will provide a small package boiler to be located adjacent to the existing boilers specifically sized and designed to meet the small summertime steam requirements. A study is underway to explore possible use of classified waste as fuel for this boiler. GSA has been requested to fund this project under SLUC. This budgetary inclusion anticipates failure of GSA to fund.	
Drainage and Site Improvements at P&PD, Garage, West Lot, and Main Storm Sewer Outfalls	325,000
Present drainage patterns allow for rapid runoff across huge expanses of pavement with resultant excessive concentrations of storm water at critical points such as the large sewer under P&PD. Normal rains cause water to run at shoe-sole depth across West Lot, and the three main sewer outfalls are literally washing away. These factors, coupled with	

SECRET

Item	Cost Assignment

PROJECTS (Cont.)

Drainage and Site Improvements at P&PD, Garage, West Lot, and Main Storm Sewer Outfalls (Cont.)

the debris and erosion resulting from streambed velocities, make serious flooding a factor. Erosion under fences and unmowable swampy areas such as found adjacent to the garage is a constant security factor. Security patrol roads at rear of P&PD and garage facilities are to enhance security and improve drainage.

Install Sprinkler System and New Ceiling in OJCS Computer Center in GC03 — 100,000

All new computer room construction has been required to be equipped with sprinkler-type fire protection. It is absolutely essential to protect this room and its vital equipment from loss by fire. The existing ceiling will need replacement after sprinkler system is installed.

FY 77 mini - Preventive maint. mini HVAC mod. mgt Phase II

Minicomputer for Monitor & Control of Special-Use Area HVAC & Power Systems — 65,000

Fluctuations in HVAC or power service cannot be tolerated by modern computer equipment. This system would provide 24-hour monitoring and control of utilities systems supporting essential equipment areas.

SECRET

Item	Cost Assignment
PROJECTS (Cont.)	
Short Circuit Study - HQ Power System	10,000
All large power systems should have an analysis made of the short circuit currents present during fault conditions. Also, a relay coordination study should be made to ensure that all circuit breakers and relays are set for the coordination desired. This study is particularly important because of the heavy power demand concentrated in the power vault serving most Agency essential equipment areas.	
Raise Floor in ODP Computer Center in GC03 to 18"	60,000
The present 12" elevated computer floor in GC03 is inadequate for wire, cable, pipe, and air-conditioning air flow. This project is to raise the entire floor and computers to create a less congested underfloor plenum space.	
Project SAFE	2,000,000
We have been advised by ODP that $2 million has been included in Project SAFE for facility work during FY 1978. Whats it for?	2500 KU Exp c Vault 20,000 Sq. Space Mod Power + Air Handler Computer Floor

SECRET

PROPOSED FY 1977
PROGRAM ESTIMATES
RECD ENGINEERING AND CONSTRUCTION PROJECTS
IN HEADQUARTERS/WASHINGTON METROPOLITAN AREA

Item	Cost Assignment
REIMBURSABLE RECURRING	
Headquarters Utilities	1,296,000 ~~$1,126,000~~

The Standard Level User Charges (SLUC) provision of Public Law 92-313 provides only for the operation and maintenance of a standard office building during a regular work week. These funds will provide for services peculiar to our Agency operation above those provided for a standard office building. The services include utility costs and operator costs for the operation of our special-use areas on a 7-day week, 24-hour basis.

Office of Security Guard Service ~~318,000~~

Office of Security guards are being budgeted for in this program as a reimbursable recurring item. Office of Security has submitted this item in its budget but this additional

SECRET

Item	Cost Assignment
REIMBURSABLE RECURRING (Cont.)	
Office of Security Guard Service (Cont.) amount is required and is being programmed in Engineering Support rather than adjust the OS budget at this time.	
Headquarters Electricians There is a continuing need for a standby electrician around the clock to respond to all electrical emergencies occurring during all nonworking hours and to provide fast response on initiation of standby power procedures during work hours.	136,000 ~~119,000~~
NPIC Utilities The Standard Level User Charges (SLUC) provision of Public Law 92-313 provides only for the operation and maintenance of a standard office building during a regular work week. These funds will provide for services peculiar to our Agency operation above those provided for a standard office building.	473,000 ~~422,000~~

Item	Cost Assignment
REIMBURSEABLE RECURRING (Cont.)	
NPIC Utilities (Cont.)	
The services include utility costs and operator costs for the operation of our special-use areas on a 7-day, 24-hour basis.	
External Buildings Utilities	126,000 ~~112,000~~
The Standard Level User Charges (SLUC) provision of Public Law 92-313 provides only for the operation and maintenance of a standard office building during a regular work week. These funds will provide for services peculiar to our Agency operation above those provided for a standard office building. The services include utility costs and operator costs for the operation of our special-use areas on a 7-day, 24-hour basis.	
Unscheduled Overtime HVAC	22,000 ~~20,000~~
Certain buildings in the Metropolitan Washington area do not have regular recurring extra-duty hour requirements but do	

Item	Cost Assignment
REIMBURSABLE RECURRING (Cont.)	
Unscheduled Overtime HVAC (Cont.)	
have occassional non-predictable after-hours operations. These funds cover these case-by-case instances.	
Preventive Maintenance Program - Special-Use Areas	147,000 ~~134,000~~
GSA maintains facilities on a "break-down" basis only; accordingly, special, supplementary maintenance is required for utilities supporting critical Agency functions. These funds provide for continuation of a preventive maintenance program implemented in FY 1976 and continued indefinitely on a recurring basis. This item will provide funds to GSA, or, if mutually agreeable, a contractor to perform maintenance in accordance with standards developed by HEB during FY 1976.	
Headquarters Elevator Maintenance (DCI)	12,000 ~~11,000~~
Because of many deficiencies and malfunctions of the DCI private elevator (a unit with unique security aspects) a maintenance contract was awarded to a private firm to provide	

Item	Cost Assignment
REIMBURSABLE RECURRING (Cont.)	
Headquarters Elevator Maintenance (DCI) (Cont.)	
maintenance independent of the undermanned GSA elevator maintenance staff. These funds, obligated through GSA, are for recurring payments to this contractor.	
ENGINEERING SUPPORT	
Outside Engineering, Design, and Consulting in Miscellaneous Minor Construction	194,000
We foresee a continuing need for this type of service in FY 1977 and beyond to analyze and design solutions for complex electrical and other utility system problems as well as one-time special or unique requirements to include minor alteration or construction projects in the Metropolitan Washington area.	
Testing/Monitoring Instruments, Spare Parts, and Supplies for Special-Use Areas	22,000
This is a continuation of the program initiated in FY 1973 and continued through FY 1977. These funds will provide for the purchase of parts and materials to support the preventive main-	

Item	Cost Assignment
ENGINEERING SUPPORT (Cont.)	
Testing/Monitoring Instruments, Spare Parts, and Supplies for Special-Use Areas (Cont.)	
tenance program referred to in a previous item.	
Supplies and Materials	12,000
To cover the increased costs of engineering supplies and materials.	
Equipment	12,000
To cover the increased costs of engineering equipment.	
PROJECTS	
OJCS Expansion	~~835,000~~ 405,000 +430,000
These funds are required to support ongoing site preparation and installation phases for a 2500 kW generator, a 60 Hz UPS system, a 400 Hz UPS system and reconfiguration of chiller piping associated with installation of new computers for OJCS.	
Expansion of Power, C Vault	300,000 ~~+400,000~~
The Utilities Reliability Study identified that C Vault was	

Item	Cost Assignment
PROJECTS (Cont.)	
Expansion of Power, C Vault (Cont.) operating at near capacity. This condition has remained static to date. The plans and specifications to expand C Vault so that it may support electrical growth in the northeast quadrant to the building are being completed with FY 1974 funds. Construction time is approximately 1 year; therefore, if FY 1977 funds are made available, electrical capability will be available to support growth in the northeast quadrant during FY 1978.	
Minicomputer for Standard HVAC Modifications Management Another item in this FY-1977 budget plan provides funds for the physical modifications of HVAC systems in support of facility alterations. This minicomputer is required to determine the impact of the proposed requirements on the existing HVAC system. The minicomputer will ensure that alterations are not performed at the expense of other	30,000

Item	Cost Assignment
PROJECTS (Cont.)	
Minicomputer for Standard HVAC Modifications Management (Cont.) components served by the same HVAC system serving the areas to be modified. The computer will be utilized to maintain the real-time status and configuration of the HVAC systems. This management system is essential to ensure that the cumulative effect of ongoing minor changes do not negate the efforts of the HVAC work accomplished by Phase II.	
Minicomputer for Management of Preventive Maintenance System for Special-Use Areas	30,000
A previous item identifies funds to reimburse either GSA or a contractor for the performance of preventive maintenance on equipment serving special-use areas. This item will enable the procurement of a minicomputer and associated software to manage a comprehensive inspection and preventive maintenance program through electronically processing information unique to Headquarters systems. The computer would provide a printout listing the	

Item	Cost Assignment
PROJECTS (Cont.)	
Minicomputer for Management of Preventive Maintenance System for Special-Use Areas (Cont.)	
frequency and requirements for each inspection and maintenance service.	
HVAC and Power Modifications in Standard and Special-Use Areas	112,000
The Agency has ongoing requirements to modify and renovate space to meet mission requirements. These funds are required to physically modify the HVAC and power systems in support of the continuing space modifications within the Headquarters complex.	